

All

1st Sale

ReSale

Sales Volume

53,118

^ 16.8% QoQ

^ 22.5% YoY

Price per sqft

1,607 AED

^ 2.8% QoQ

^ 6.1% YoY

Sales Value

184B AED

^ 28.9% QoQ

^ 48.6% YoY

YoY (Year-over-Year) Comparison: Is a comparison vs. the previous year i.e., Q2 2025 vs. Q2 2024.

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40,453

Apartments

^ 22.7% QoQ

^ 18.7% vs. Q2 2024

AED 81.6B

Sales Value



10,019

Villas

✓ -1.8% QoQ

^ 38.3% vs. Q2 2024

AED 66.5B

Sales Value

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1,252

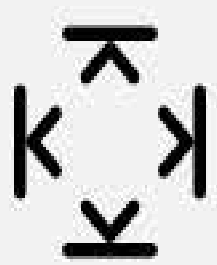
Commercial

^ 3.2% QoQ

^ 12.5% vs. Q2 2024

AED 3.6B

Sales Value



1,384

Plots

^ 27.1% QoQ

^ 49% vs. Q2 2024

AED 32.2B

Sales Value

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Plot

Property price change

Type	Price	vs. 2024	vs. 2014
1st Sale apartment	AED 1.3M	0%	39.9% ▲
1st Sale plot	AED 4.4M	-5% ▼	49.2% ▲
1st Sale villa	AED 3.8M	5.7% ▲	22.6% ▲
ReSale apartment	AED 1.2M	2.1% ▲	5.4% ▲
ReSale plot	AED 6.9M	-2.6% ▼	32.4% ▲
ReSale villa	AED 3.5M	6.8% ▲	3.5% ▲

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Property price change per Sqft

Type	Price per Sqft	vs. 2024	vs. 2014
1st Sale apartment	AED 1,875	5.4% ▲	44.1% ▲
1st Sale plot	AED 1,530	22% ▲	349.7% ▲
1st Sale villa	AED 1,456	5.5% ▲	79% ▲
ReSale apartment	AED 1,507	8.2% ▲	30% ▲
ReSale plot	AED 1,362	20.1% ▲	161.9% ▲
ReSale villa	AED 1,500	14.1% ▲	104.4% ▲

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Top 5 performing areas in the 2nd Quarter 2025

The property demand in 2nd Quarter 2025 was mainly in these 5 areas

Volume

Value

Jumeirah Village Circle (Jvc)

Business Bay

Al Yelayiss 1

Wadi Al Safa 5

Dubai South

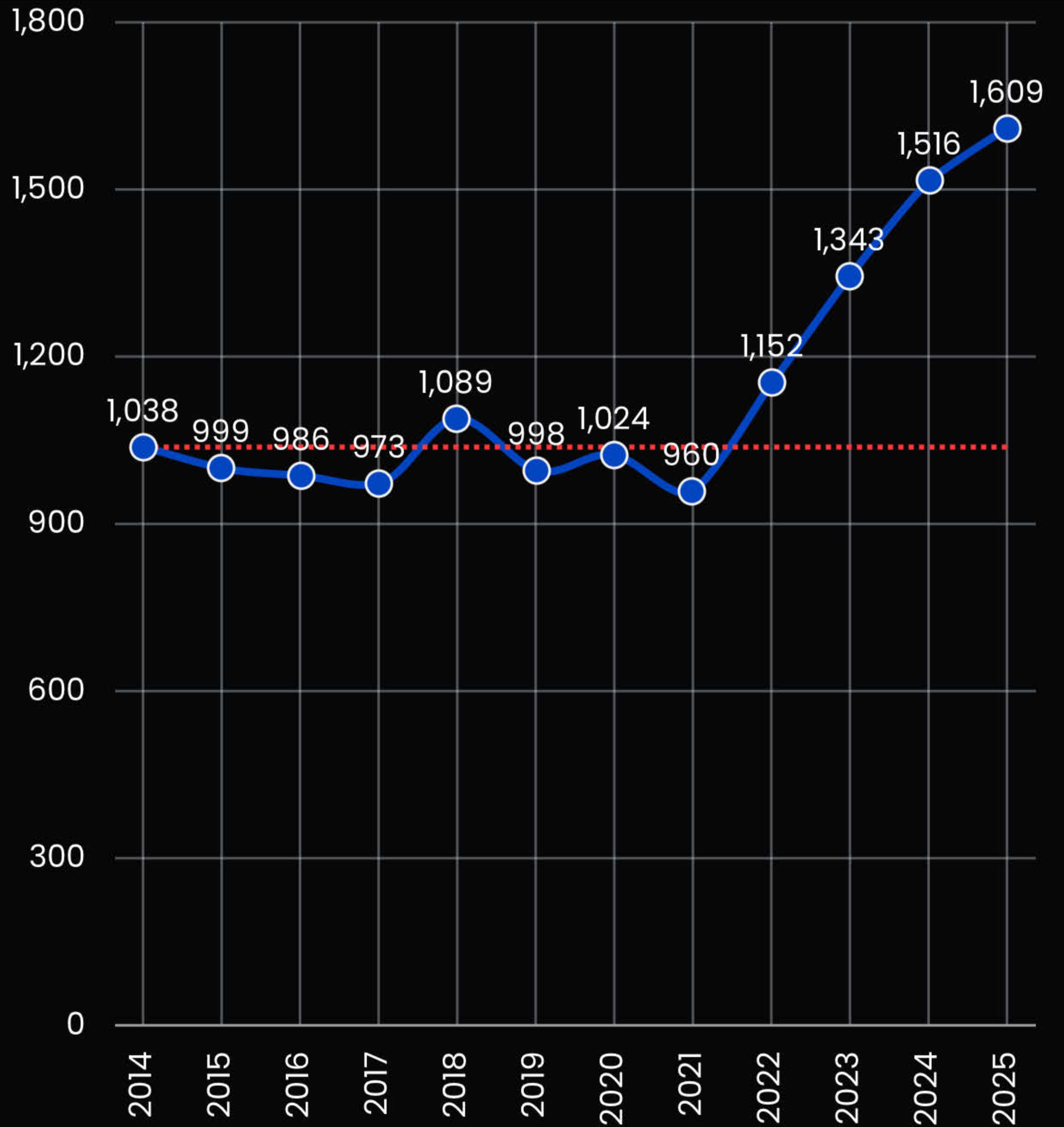


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Type

- Apartment
- Villa
- Commercial
- Plot



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Type

Apartment

Villa

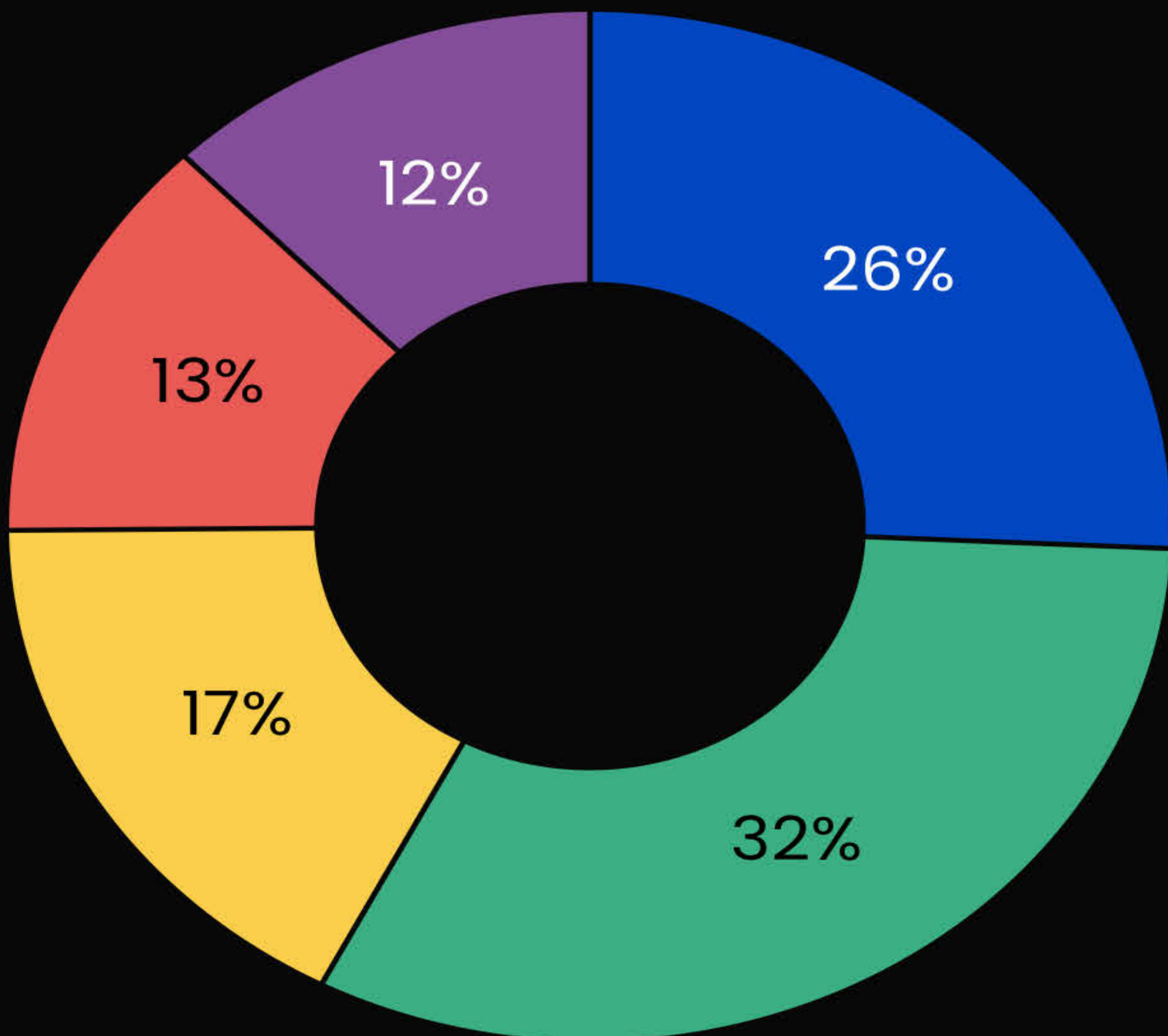
Commercial

Plot

Property sales by price-range in the 2nd Quarter 2025

This sales value proportion does not include the mortgage transactions

■ Below one M ■ 1-2 M ■ 2-3 M ■ 3-5 M ■ More than 5 M



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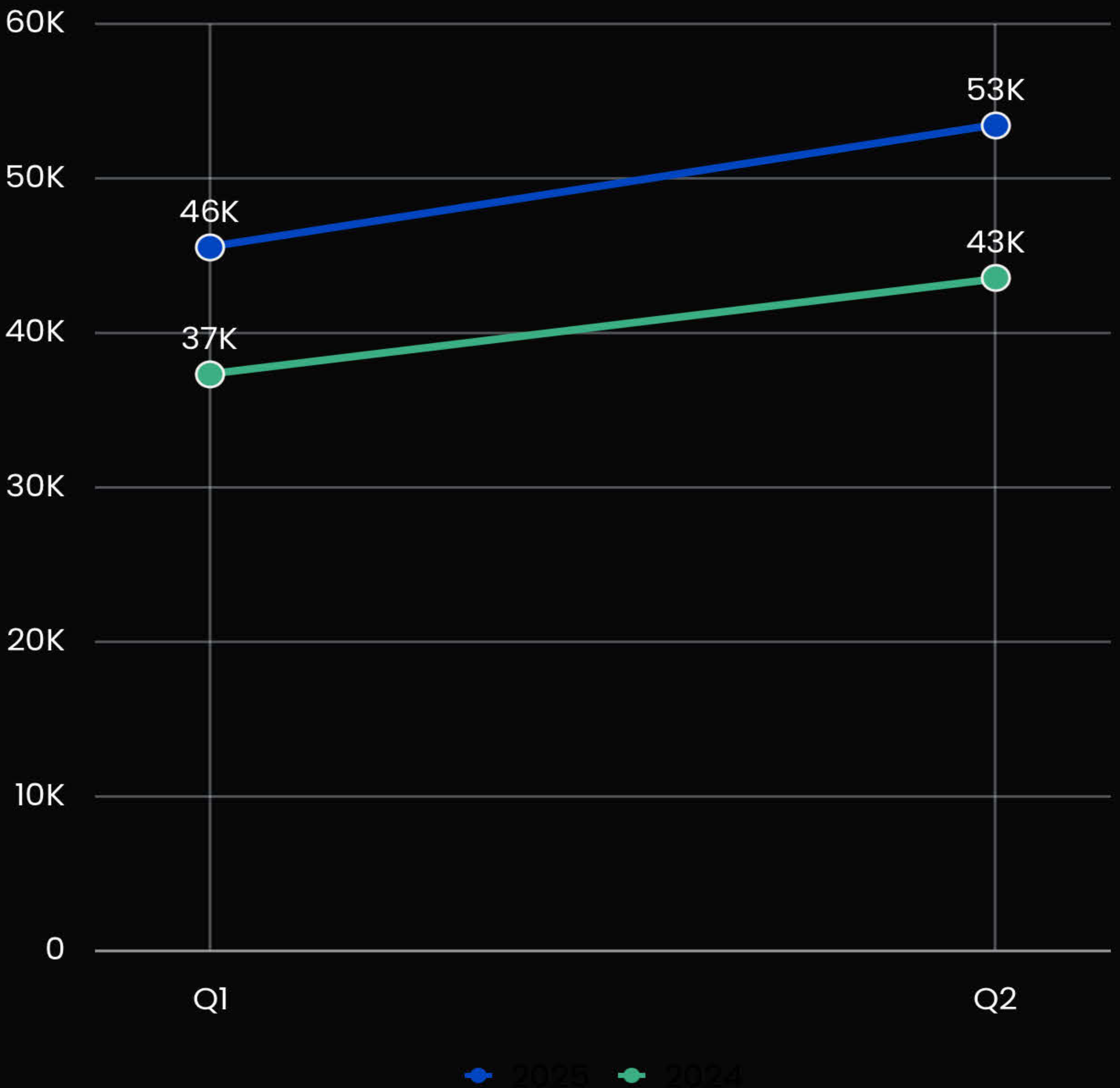
Apartment

Villa

Commercial

Plot

Quarterly property sales volume in 2025



Status

All

1st Sale

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Type

Apartment

Villa

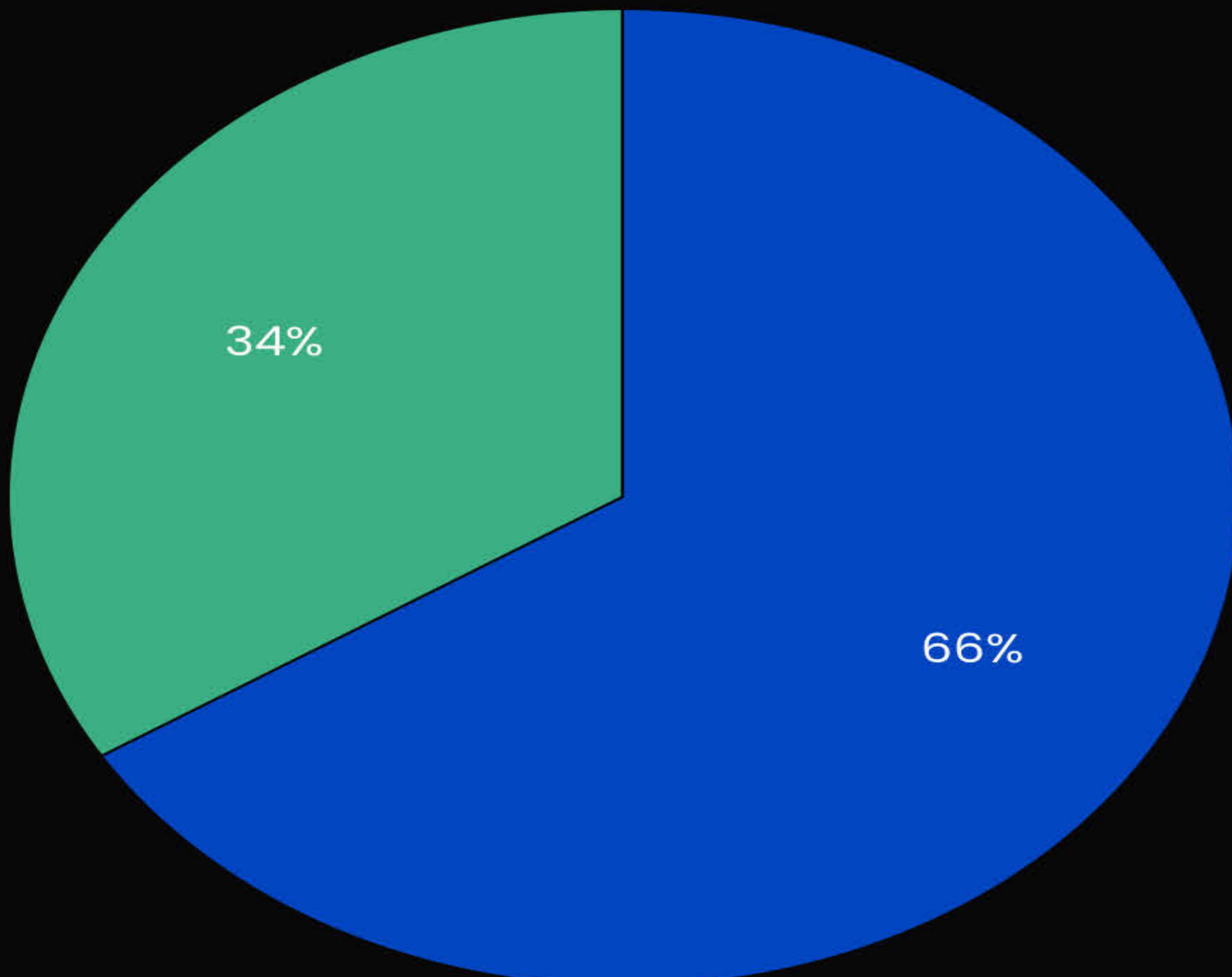
Commercial

Plot

1st Sale vs. ReSale in the 2nd Quarter 2025

Sales volume

1st Sale ReSale



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Apartment

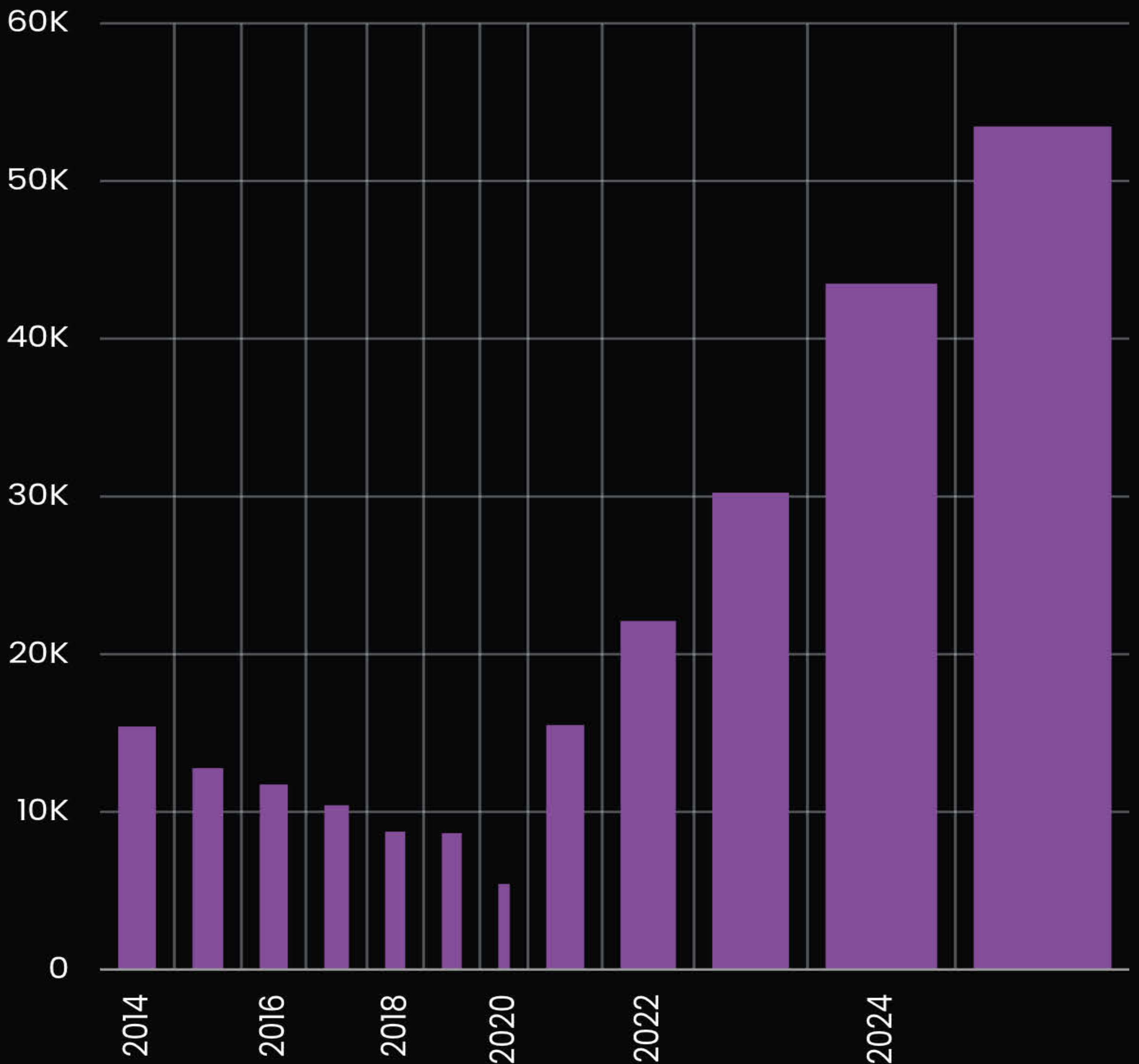
Villa

Commercial

Plot

Property sales volume in the 2nd Quarter over years

Number of property sales transactions in Dubai over years based on the Dubai Land Department



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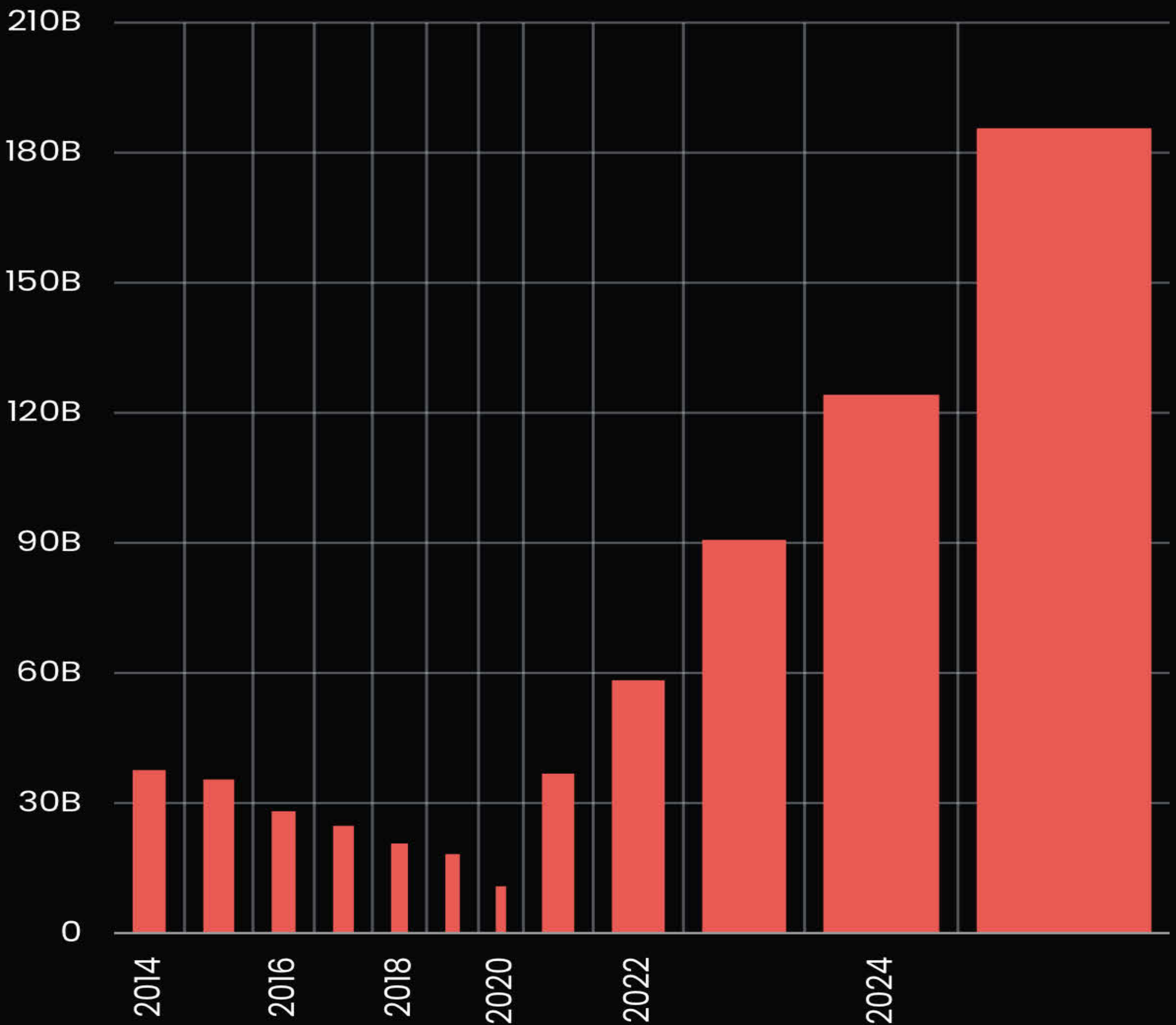
Villa

Commercial

Plot

Property sales value in the 2nd Quarter over years

Property sales value in Dubai over years based on the Dubai Land Department



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Mortgage

No of Transactions

13,604

↑ 48.3 % vs. Q2-2024

Value

42.2B

↓ -1.4 % vs. Q2-2024

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Top 5 projects with the most expensive sold apartments

#	Price	Project	Area
1	AED 170 M	Peninsula Dubai Residences - Tower 1	Jumeirah Second
2	AED 164 M	Jumeirah Residences Asora Bay	Jumeirah First
3	AED 156 M	BULGARI Lighthouse Dubai	Jumeirah Bay Island
4	AED 140 M	Private Residences Dubai	Jumeirah Second
5	AED 126 M	Aman Residences Dubai - Tower 1	Jumeirah Second

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Apartment average prices in the top 10 areas

DS

Dubai South

1,228,865 AED 1,689 AED per sqft

JV

Jumeirah Village Circle (JVC)

975,000 AED 1,463 AED per sqft

SH

Sobha Hartland 2

2,012,728 AED 2,425 AED per sqft

DI

Dubai Islands

2,601,467 AED 2,413 AED per sqft

MA

Me'Aisem First

656,889 AED 1,330 AED per sqft

MC

Motor City

1,180,463 AED 1,930 AED per sqft

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Villa average prices in the top 10 areas

DS

Dubai South

3,798,888 AED 1,425 AED per sqft

WA

Wadi Al Safa 7

3,475,000 AED 1,396 AED per sqft

AY

Al Yufrah 1

4,925,888 AED 1,322 AED per sqft

AH

Al Hebiah Fifth

2,935,000 AED 1,548 AED per sqft

WA

Wadi Al Safa 3

6,478,914 AED 2,029 AED per sqft

MH

Madinat Hind 4

1,958,000 AED 1,275 AED per sqft

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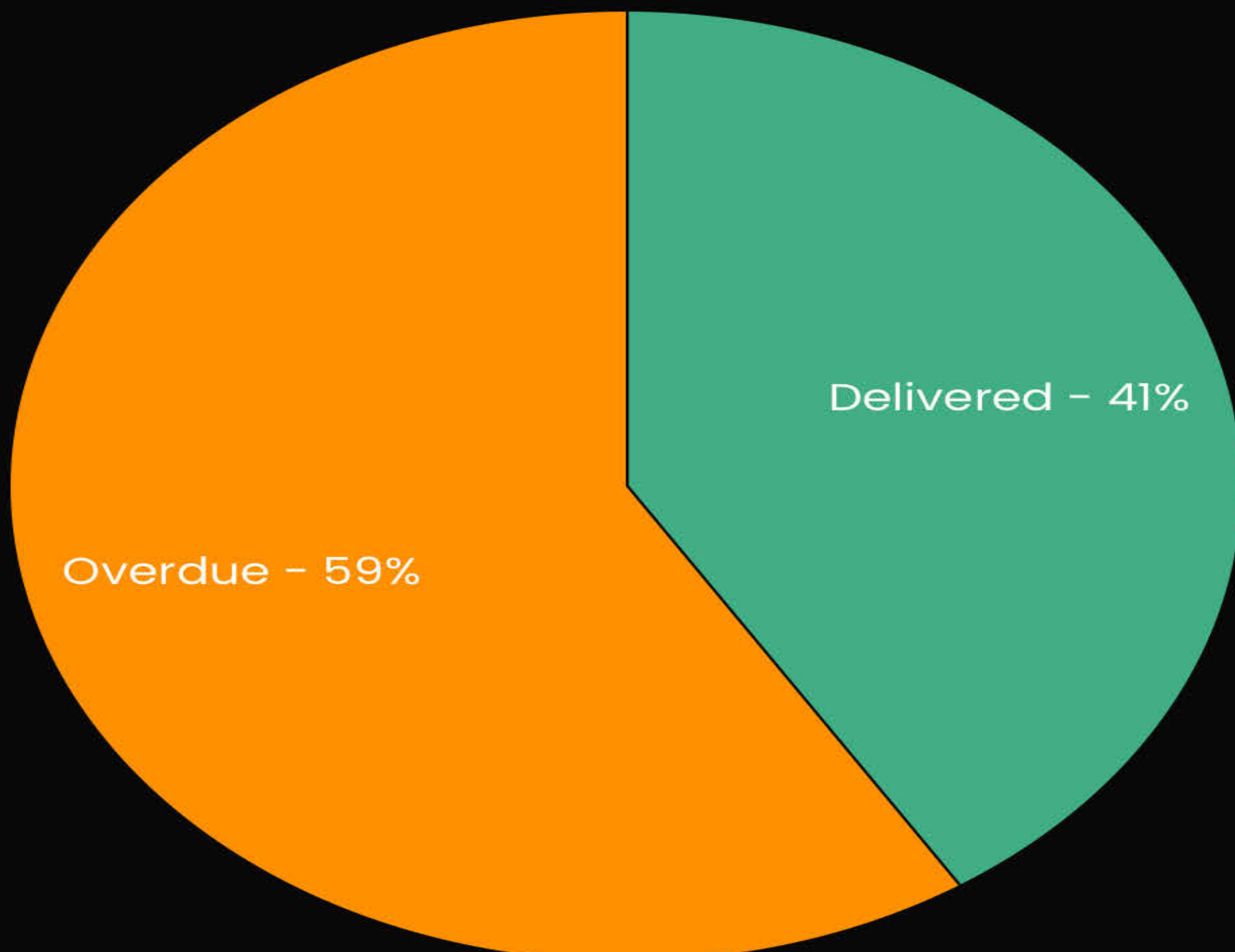
Commercial

Plot

Property delivery rate in 2nd Quarter, 2025

This chart considers all units due to handover vs. completed units in 2nd Quarter, 2025 (even if they were scheduled for previous years)

Delivered Overdue



Status

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The best selling projects in quarter 2, 2025



1st Sale apartments

#	Project	Volume	Value	Medic Price
1	Binghatti Elite	712	410.7M	500K
2	Sobha Solis	712	881.1M	1.1M
3	Sobha Orbis	570	710.3M	1.2M
4	Binghatti Skyrise	501	732.7M	1.2M
5	Timez By Danube	450	499.8M	1.1M

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1st Sale villas

#	Project	Volume	Value	Medic Price
1	Al Yelayiss 1	2,227	7.2B	2.5M
2	Dubai Investment Park Second	866	6.5B	7.2M
3	Me'Aisem Second	832	14.8B	15.3M
4	Madinat Hind 4	555	1.1B	2M
5	Al Yufrah 1	509	2.7B	5M

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1st Sale villas

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ReSale apartments

#	Project	Volume	Value	Medi Pric
1	Azizi Riviera (All Buildings)	317	267.5M	685K
2	Peninsula	172	331.1M	1.7M
3	Mediterranean Cluster	127	80M	680K
4	Canal Front Residences (Cf)	123	537.1M	4.4M
5	Golf Promenade	121	122.9M	830.3

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Plot

ReSale villas

#	Project	Volume	Value	Medic Price
1	Al Yelayiss 1	600	1.7B	2.5M
2	Wadi Al Safa 5	369	1.5B	3.3M
3	Al Hebiah Fifth	333	1.2B	2.6M
4	Wadi Al Safa 7	188	724.3M	3.2M
5	Al Yufrah 1	184	637.8M	3M